

91.17 acres/36.9 hectares with potential for 262 acres/106 hectares on Ronald W. Reagan Blvd.

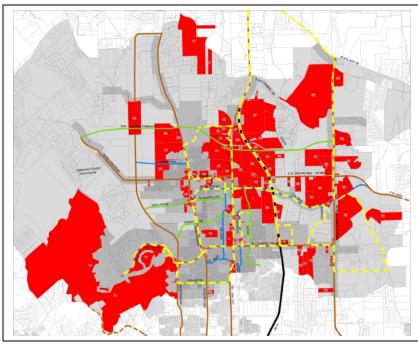
Within minutes of shopping, healthcare and employment centers

183-A is 2.5 miles/4 km west

Mixed Use/Estate Lot Concept Plan

Hill Country Views in Williamson County

Mr. Val Curl (512) 789-5565 phone ValCurl-Broker@sbcglobal.net



91.17 Acres/36.9 Hectares The Parker 91

Property									
Total Acreage: 91.17 acres/36.9		Map: MAPSCO Austin 2006 Street Guide,					de, pg. 313, Sec. B, C, F, G		
Location									
City: Leander Extra Territorial Ju		County: Williamson							
Address/Directions: Located on the south side of the San Gabriel River, 1.1 miles (1.8 kilometers) north of FM 2243 and 2.6 (4.1 kilometers) south of SH 29 on the east side of Ronald W. Reagan Blvd. Across from Kittle Hill Airport.								FM 2243 and 2.6 miles	
							•	. 18/ n. e.t	
Within City Limits: Yes and Extra-Territorial Juris Distance to US Highways: 2.5 miles/4 kilometers			tion (E1J)	Distance from City Limits: Immediately West					
Distance to US Highways. 2.3 Hilles/4 kilofile Distance to Interstate Highways: 10 miles/16				Type of Zoning: Single-Family (transitional)					
General Site Information									
Previous Use of Site: Open Land			Condition:	Good	Dimensions: 3,200 x 1,750 feet/975 x 533 meters				
Soil Composition (based upon Usoil Survey of Williamson County Denton-Eckrant-Doss: moderate shallow, calcareous, clayey, cobindurated fractured limestone or variable 1 to 30 percent slopes	1983): d very formed in	Shrink/Swell Capacity: Low to moderate with a moderate to high risk of corrosion for uncoated steel and a low risk of corrosion for concrete							
Adjoining Acreage Available: Ye	Can Site	e Be Divided:	Yes	Yes		Estate			
Improvements									
Rail Served: No Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail									
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: Frontage on the San Gabriel River and 2,000 feet (610 meters) of Ronald W. Reagan Blvd. (Parmer Lane) frontage						
Fenced: Yes			Landscaped: No						
Located within an Industrial Park: No			Type of Business: Office Campus, Multifamily, Residential						
Deed Restriction(s): No		Covenants: No							
Utilities									
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Neares and engineering need Pressure: Not applica				Sewer - Size of Nearest Line: Plan, design and engineering needed			
Electric Service: Pedernales	Phone: (X			Facs: (512) 268-0328			Email:		
lectric Cooperative (PEC)		22, 300 00.1		(0.2) 200 0020			Trista.fugate@peci.com e: Intermediate Pressure at		
Natural Gas Service: ATMOS Energy, (512) 310-3810			Nearest Line:	8 inch/20.3 cm		Crystal Falls Pkwy., 2.5 miles/4 km to Ronald Reagan Blvd. and 4.2 miles/6.8 km to 313 K site			
Telecommunication Service: Phone: (5' (979) 595-2		12) 870-4430 and/or 2424		Facs: (512) 870-4475 (979) 595-2445			Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com		
Solid Waste Disposal: Clawson Disposal, Inc.	12) 259-1709		Facs: (512) 746-5807			Email: clawsondisp@earthlink.ne			
Sales Information									
	e: (512) 789-5565 Facs: No			applicable Email: ValCurl Broker@sbcglo			Web Site: Not Applicable		
Sales Price: \$3.1 million or \$.78	ı	Lease Price: Not Applicable							
Comments: Mixed-Use/Estate lo 262 acres/106 hectares available.	t subdivisio		pt plan availal				untry v	riews along with addition	